

125.0

0003

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,245,500 / 1,245,500  
USE VALUE: 1,245,500 / 1,245,500  
ASSESSED: 1,245,500 / 1,245,500
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-6		NEWMAN WAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CARR DAVID W	
Owner 2: MUNROE MARGARET A	
Owner 3:	
Street 1: 4A NEWMAN WAY	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1: TRICKEY EILEEN CARR/TRS -	
Owner 2: CARR FMLY 2011 IRREVOCABLE TR -	
Street 1: 6 NEWMAN WAY	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains .14 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Conver Building built about 1810, having primarily Aluminum Exterior and 3644 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	B2	NEIGH BUS	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo	1	Level			
s		Street					
t		Gas:					

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6086	Sq. Ft.	Site			0	90.	0.99	10									542,323	340	20				542,300	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4868.800	562,560		433,840	996,400		80405
340	1217.200	140,640		108,460	249,100		GIS Ref
							GIS Ref
							Insp Date
							04/06/09

Source:	Market Adj Cost	Total Value per SQ unit /Card:	341.79	/Parcel: 341.79	Parcel ID: 125.0-0003-0008.0

 Total Card / Total Parcel  
 1,245,500 / 1,245,500  
 APPRAISED: 1,245,500 / 1,245,500  
 USE VALUE: 1,245,500 / 1,245,500  
 ASSESSED: 1,245,500 / 1,245,500

19684!	
PRINT	
Date	Time
12/30/21	09:27:29
LAST REV	
Date	Time
11/23/21	11:24:46
apro	
9684	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								TAX DISTRICT		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	013	FV	703,200	0	6,086.	542,300	1,245,500		Year end	12/23/2021	
2021	013	FV	670,300	0	6,086.	542,300	1,212,600		Year End Roll	12/10/2020	
2020	013	FV	670,300	0	6,086.	542,300	1,212,600		Year End Roll	12/18/2019	
2019	013	FV	536,000	0	6,086.	572,500	1,108,500	1,108,500	Year End Roll	1/3/2019	
2018	013	FV	536,000	0	6,086.	421,800	957,800	957,800	Year End Roll	12/20/2017	
2017	013	FV	503,400	0	6,086.	403,700	907,100	907,100	Year End Roll	1/3/2017	
2016	013	FV	503,400	0	6,086.	373,600	877,000	877,000	Year End	1/4/2016	
2015	013	FV	422,000	0	6,086.	313,300	735,300	735,300	Year End Roll	12/11/2014	

SALES INFORMATION												PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
TRICKEY EILEEN	74062-449	1	1/30/2020	Family	1,100,000	No	No						
CARR MARY ROSE,	57516-180		9/27/2011	Convenience		1	No	No	Mary Rose Carr - DOD: 06/26/2019 Bk: 73334 Pg				
CARR MARY ROSE	37645-252		1/11/2003	Family		1	No	No					
CARR DAVID G	25767-281		10/27/1995			1	No	No	A				

BUILDING PERMITS												ACTIVITY INFORMATION	
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
2/26/2020	295	Ingr. Po	13,300	C					4/9/2021	I & E Return	JO	Jenny O	
2/26/2018	206	Redo Bat	16,000	C					4/17/2020	SQ Mailed	MM	Mary M	
7/28/2005	675	Redo Kit	25,000	C		G7	GR FY07	& BTH, 2 VINYL WND	5/23/2019	I & E Return	JO	Jenny O	
6/13/1995	318	Manual	2,500					ROOF	2/17/2017	I & E Return	EMK	Ellen K	
									3/29/2016	I & E Return	MM	Mary M	
									4/6/2009	Measured	201	PATRIOT	
									12/16/1999	Inspected	264	PATRIOT	
									11/17/1999	Mailer Sent			
									10/29/1999	Measured	266	PATRIOT	
									Sign:	VERIFICATION OF VISIT NOT DATA			

## EXTERIOR INFORMATION

Type: 12 - Multi-Conver	
Sty Ht: 2A - 2 Sty +Attic	
(Liv) Units: 3	Total: 3
Foundation: 3 - BrickorStone	
Frame: 1 - Wood	
Prime Wall: 3 - Aluminum	
Sec Wall: 8 - Brick Veneer	50 %
Roof Struct: 1 - Gable	
Roof Cover: 1 - Asphalt Shgl	
Color: WHITE	
View / Desir:	

## GENERAL INFORMATION

Grade: C+ - Average (+)  
Year Blt: 1810 Eff Yr Blt:  
Alt LUC: 340 Alt %: 20  
Jurisdict: G7 Fact: .  
Const Mod:  
Lump Sum Adi:

#### INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wal:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%

Bsmnt Flr: 12 - Concrete

Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wal:	% Sprinkled

## MOBILE HOME

Make:

Model: |

Serial #

Ye

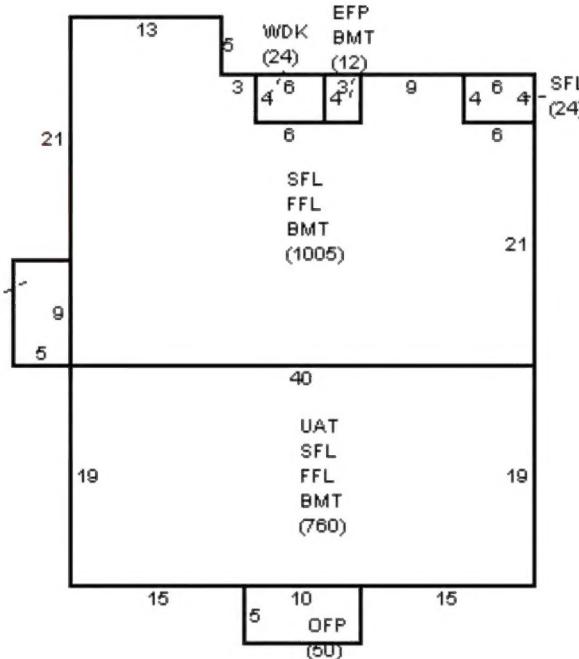
Year:  Color:

## SPEC FEATURES/YARD ITEMS

## COMMENTS

DAVID CARR ATTY AT LAW NO COMM VALUE  
APT 2ND FLOOR AND BACK.

## SKETCH



## SUB-ÁREA DETALHADA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,834	161.860	296,853						
BMT	Basement	1,822	48.560	88,473						
FFL	First Floor	1,810	161.860	292,968						
UAT	Upper Attic	190	64.740	12,301						
OFP	Open Porch	50	44.660	2,233						
WDK	Deck	24	16.240	390						
EFP	Enclos Porch	12	73.680	884						
Net Sketched Area:			Total:	694,102						
Size Ad	3644	Gross Area	6312	FinArea	3644					

## IMAGE

**AssessPro** Patriot Properties, Inc

